



CITY OF CAMPBELL
Community Development Department

August 31, 2018

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission of the City of Campbell has set the time of 7:30 p.m., or shortly thereafter, on Tuesday, **September 11, 2018**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Dale Ann Johnson for an Administrative Planned Development Permit with a Parking Modification Permit (PLN2018-247) to allow establishment of a standard restaurant (Lisa's Tea Treasures) within an existing mixed-use building, on property located at **2305 S. Winchester Boulevard, Ste. 100**. Staff is recommending that this project be deemed Categorically Exempt under CEQA.

Interested persons may appear and be heard at this hearing. Please be advised that if you challenge the nature of the above project in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this Notice, or in written correspondence delivered to the City of Campbell Planning Commission at, or prior to, the Public Hearing. Questions may be addressed to the Community Development Department at (408) 866-2140.

Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 a.m. – 5:00 p.m.) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Planning Commission'.

Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

In compliance with the Americans with Disabilities Act, listening assistive devices are available for all meetings held in the Council Chambers. If you require accommodation, please contact the Community Development Department at (408) 866-2140, at least one week in advance of the meeting.

PLANNING COMMISSION
CITY OF CAMPBELL
PAUL KERMOYAN
SECRETARY

PLEASE NOTE: When calling about this Notice,
please refer to: **2305 S. Winchester Boulevard, Ste. 100**

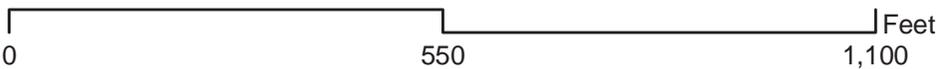
Project Location Map



Project Location: 2305 S. Winchester Blvd.

Application Type: Admin. P-D Permit

Planning File No.: PLN2018-247



Community Development Department
Planning Division

Lisa's Tea Treasures

RECEIVED

JUL 13 2018

CITY OF CAMPBELL
PLANNING DEPT.

Background: Lisa's Tea Treasures is a Victorian themed tea room and gift shop that brings a quiet retreat from the frantic pace of Silicon Valley.

We have served the Campbell community at the PruneYard for 20 years. Our lease is now up and Ellis Partners has offered us a 2nd floor location that we do not feel would meet the needs of our customers. However, we would very much like to remain in Campbell – the community that embraced us so warmly all those years ago and where we have a loyal following and many dear friends. We think the property at 2305 So. Winchester would be a good fit for providing a warm and inviting atmosphere in which to experience afternoon tea or a light lunch and connect with others on a personal level. Our customers also enjoy our gift shop where they can purchase gourmet foods, proprietary teas and unique and thoughtful gifts.

General Business Description: We serve afternoon tea and light lunches (see menu). While we do have rooms for private parties of 10-25 (birthdays, showers, etc.), most of our guests come in groups of 2-6 and stay for 1-1/2 to 2 hours.

Cooking Facilities: We operate a small, efficient kitchen where we bake pastries and prepare tea sandwiches and other treats. We have a small convection oven (no hood or outside venting required), a microwave and soup cooker as well as the usual kitchen equipment of 3 compartment sink, dishwasher, ice machine, refrigerator and freezer. There is no open flame or grill.

Hours of Operation: We are open 7 days. Monday – Saturday 10:30 am to 6:00, Sunday 12-5:30

Most of our dining occurs between 11 am and 3 pm.

The cook (1 person) arrives about 9 am, the hostess (1 person) at 10 am, waitstaff (1-3) at 10:45 and dishwasher (1 person) at 1:00. We are generally cleaned and done by 6:00 weekdays and Sunday and 7:00 on Saturday.

Parking: Our maximum seating capacity would be about 45 guests. Since taking tea is such a social event it is unusual for guests to arrive separately. Grandmother, mother and daughter, sisters or friends tend to carpool.

I will be happy to elaborate or provide any additional information you may require.

FIRE PROTECTION NOTES

1. ALTER THE SPRINKLER SYSTEM AS NEEDED BY THE NEW PARTITIONS, FLOORS AND CEILINGS. PROVIDE FIRE SPRINKLER PROTECTION AT PROPOSED TRASH ENCLOSURE. SHOP DRAWINGS FOR MODIFICATION OF FIRE SPRINKLER SYSTEM TO BE SUBMITTED BY LICENSED FIRE SPRINKLER CONTRACTOR TO THE FIRE DEPT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
2. PROVIDE PORTABLE FIRE EXTINGUISHER, LOCATION AND SPECIFICATION IN ACCORDANCE WITH UC STANDARD 10-1
3. ALL PORTION OF THE BUILDING SHALL BE WITHIN 75 FEET OF A FIRE EXTINGUISHER. THE MIN SIZE OF THE EXTINGUISHER SHALL BE 2-A:10-BG
4. ALL COMBUSTIBLE INTERIOR DECORS ARE TO BE PROTECTED BY FIRE RETARDANT APPROVED BY LOCAL JURISDICTIONS AND TO BE APPLIED AND BE CERTIFIED BY AN APPLICATOR FOR CITY'S APPROVAL. INTERIOR FINISH, DECORATIVE MATERIALS AND FURNISHINGS SHALL COMPLY WITH THE REQUIREMENTS OF 2010 CALIFORNIA FIRE CODE, CHAPTER 8.
5. BUILDING ADDRESS IS TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE PUBLIC STREET. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND

LOCATION MAP



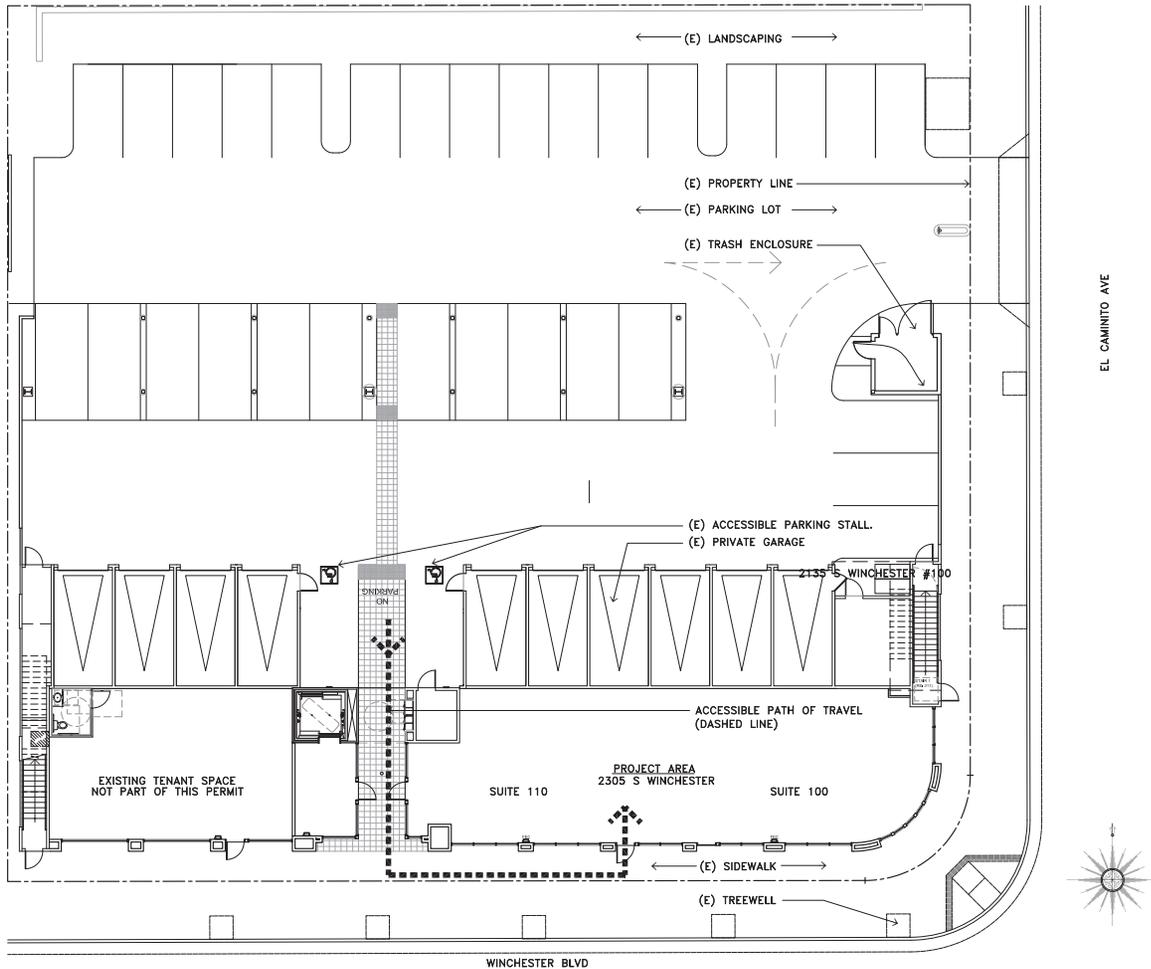
PROJECT DATA

APN: 305-34-061
 ZONING: C-PD
 CONSTRUCTION TYPE: V-A
 SITE AREA: 0.56 AC NET / 0.87 AC GROSS
 PARKING: EXISTING
 TOTAL BUILDING AREA: 23,785 SF
 PROJECT AREA: +/- 2,225 SF (NET)
 SPRINKLERED: YES
 EXTERIOR CHANGE: YES. ADD (1) EXIT DOOR ON BREEZEWAY SIDE
 THE LAYOUT UNDER THIS PERMIT IS IN FULL COMPLIANCE OF CBC SECTION 11B-604.3.1

CODE REFERENCE

2016 CALIFORNIA BUILDING CODE
 2016 CALIFORNIA RESIDENTIAL CODE
 2016 CALIFORNIA ELECTRICAL CODE
 2016 CALIFORNIA MECHANICAL CODE
 2016 CALIFORNIA PLUMBING CODE
 2016 CALIFORNIA FIRE CODE
 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
 2016 CALIFORNIA ENERGY CODE
 CITY OF CAMPBELL MUNICIPAL CODE

EXISTING SITE PLAN



PROJECT DESCRIPTION

TENANT IMPROVEMENT PROJECT FOR AN EXISTING VACANT SHELL BUILDING. PROPOSED USE IS TO BE A TEA HOUSE. SCOPE OF WORK INCLUDES:

1. NEW INTERIOR PARTITION
2. NEW RETAIL AREA
3. NEW KITCHEN
4. NEW ACCESSIBLE RESTROOMS
5. (1) NEW EXIT DOOR ON BREEZEWAY SIDE
6. EXISTING HVAC TO REMAIN
7. EXISTING STREET FRONT FACADE TO REMAIN

DRAWING INDEX

ARCHITECTURAL

- A0.0 PROJECT INFORMATION / SITE PLAN
- A1.0 PROPOSED FLOOR PLANS / EXTERIOR ELEVATIONS
- A1.5 STOREFRONT ELEVATIONS

PROJECT TEAM

PROPERTY OWNER
 WINCHESTER BOULEVARD PARTNERS, LLC
 10275 N. DE ANZA BLVD, CUPERTINO, CA 95014
 CONTACT: JEFFREY WARMOTH
 (T) 650.400.8293

TENANT
 LISA'S TEA TREASURE
 1875 SOUTH BASCOM AVE., CAMPBELL, CA 95008
 CONTACT: DALEANN JOHNSON
 (T) 408.371.7377 (E) DALEANN.JOHNSON@AOL.COM

ARCHITECT
 STUDIO 02, INC.
 1230 OAKMEAD PKWY., STE. 303, SUNNYVALE, CA 94085
 CONTACT: SUNNY TAM AIA LEED BD+C
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USE PERMIT APPLICATION
Lisa's Tea Treasures
 TEA ROOM & GIFT PARLOUR
 2305 S WINCHESTER BLVD
 #100 AND #110
 CAMPBELL, CA 95008

07.10.18 ISSUED FOR PLANNING

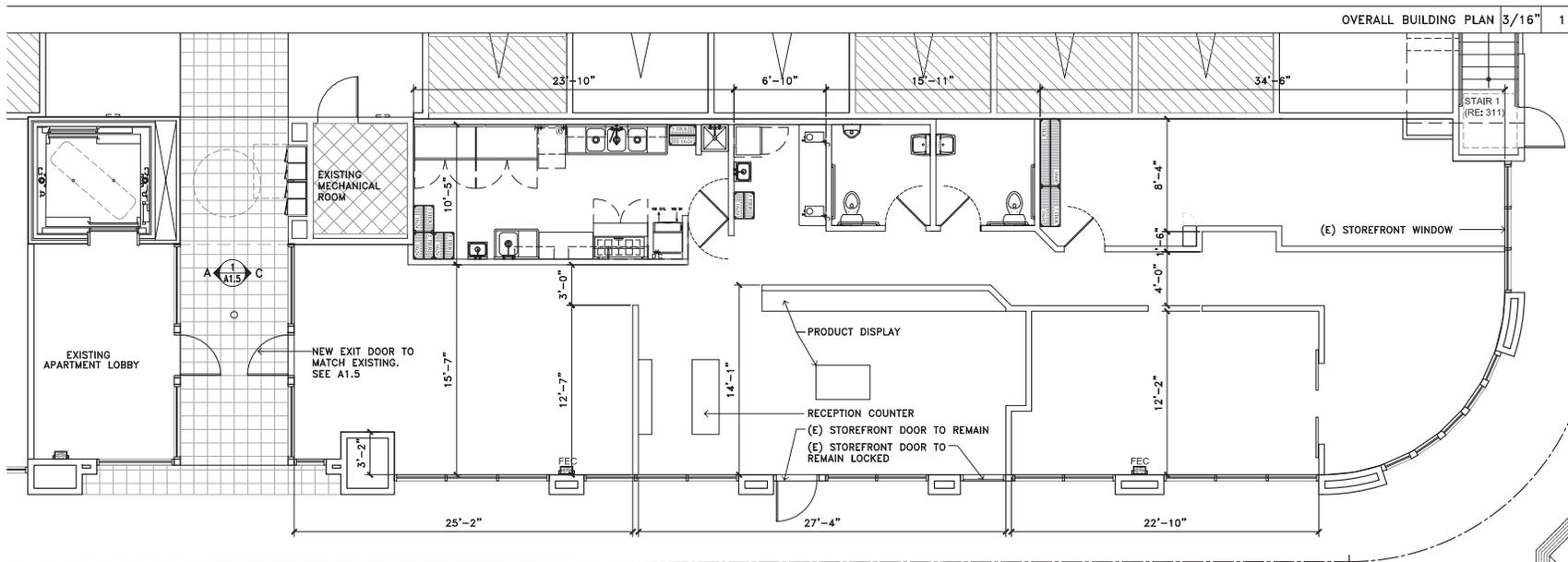
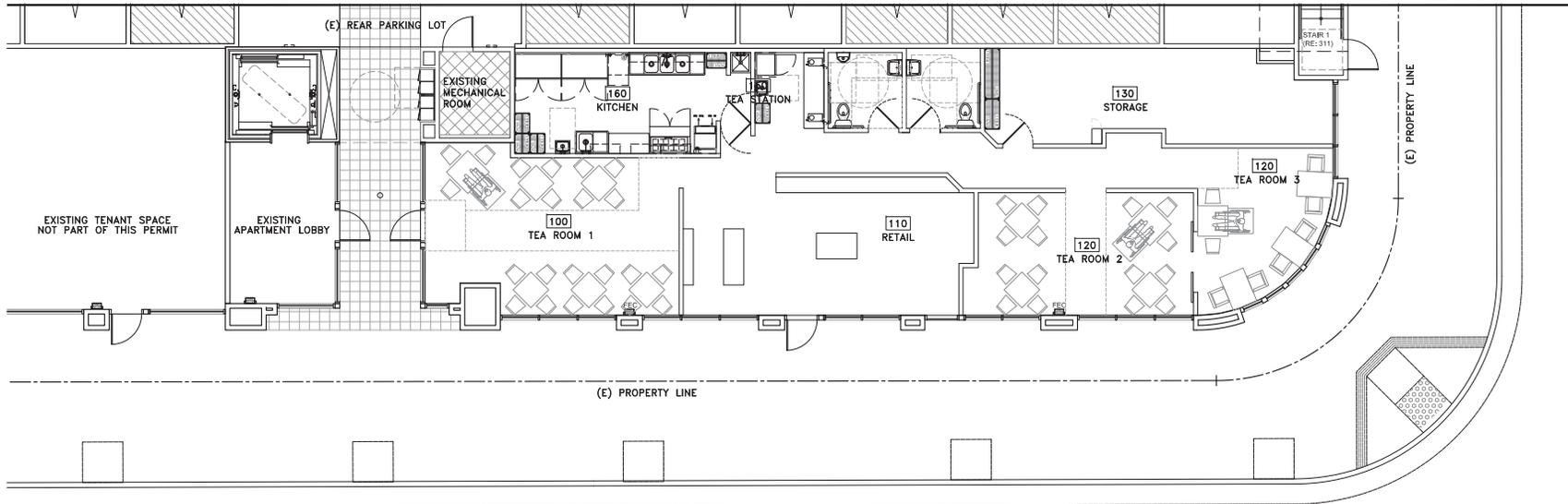
PROJECT NO.: 18-6310

PROJECT INFORMATION



A0.0

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(E) STOREFRONT DOOR AND WINDOW SYSTEM TO REMAIN. MAINTAIN STOREFRONT UNOBSTRUCTED. MAX 25% FOR SIGNAGE

DIMENSIONED FLOOR PLAN 1/4" 2



1230 oakmead pkwy. #303
 sunnyvale, ca 94085
 (408) 730.8877 (t) 408.716.2996
 (e) info@studio02.net

USE PERMIT APPLICATION
Liquid Tea Treasures
 TEA ROOM & GIFT PARLOUR
 2305 S WINCHESTER BLVD
 #100 AND #110
 CAMPBELL, CA 95008

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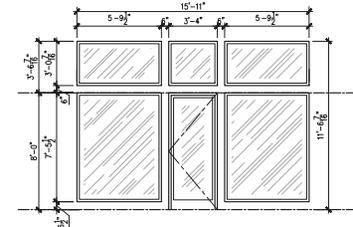
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PROPOSED FLOOR PLANS

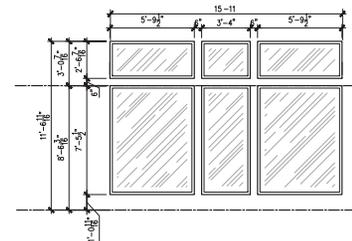


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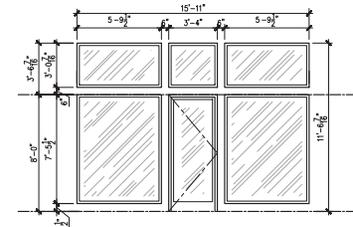
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(A) EXISTING STOREFRONT WINDOW - APARTMENT LOBBY



(B) EXISTING STOREFRONT WINDOW - SUITE 110



(C) PROPOSED STOREFRONT WINDOW WITH ADDED EXIT DOOR - SUITE 110. DOOR STYLE AND FINISH TO MATCH EXISTING.

STOREFRONT ELEVATIONS	1/4"	1
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 #100 AND #110
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STOREFRONT ELEVATIONS



A1.5

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